

**MINUTES OF THE REGULAR MEETING OF THE  
CHARLOTTE COUNTY CODE ENFORCEMENT BOARD  
18500 Murdock Circle, Room 119  
Port Charlotte, Florida**

**June 6, 2012**

**❖Cases may not always be heard in the  
order as they appear on the agenda❖**

**I. CALL TO ORDER**

Chairman *Alan LeBeau* called the meeting to order at 9:00 am.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**Present:**

Alan LeBeau  
Richard Adomatis  
Kathy Damewood  
Suzy Hackett  
Joan Hayes  
Nicholas Theiss

**Excused Absence:**

Charles Lindberg

**IV. SWEARING IN OF ALL THOSE GIVING TESTIMONY TODAY**

*Mike Wilson*, Board Attorney, administered oath to those who gave testimony.

**V. NEXT MEETING DATE**

**Tuesday, July 3, 2012**

**VI. APPROVAL OF MINUTES**

*Suzy Hackett* moved to approve the minutes of **June 6, 2012**. The motion was seconded by *Richard Adomatis* and was passed unanimously

**VII. AGENDA CHANGES**

**None**

**VIII. OLD BUSINESS**

**IX. CONSENT - AFFIDAVITS OF NONCOMPLIANCE FINES**

All matters listed under this item are considered routine and action will be accomplished by one motion without separate discussion of each item. If discussion is desired by a member of the Board, that item(s) will be removed from the Consent Agenda and considered separately. **Each case has been assessed with an additional \$18.50 for the cost of recording the lien.**

- A. **Case No. 208-188B**, Patrick O'Conner & Christine O'Conner; 1855 Gulf Boulevard, Englewood – Fifth Affidavit of Noncompliance - \$7,385.50. (Pulled)
- B. **Case No. 2009-210**, Eric Wade & Laura Wade, 7473 Jennifer Drive, Englewood – Affidavit of Noncompliance - \$118.50.
- C. **Case No. 2009-277**, Preston Vulgamore, 3485 Sage Street, Port Charlotte – Seventh Affidavit of Noncompliance - \$9,318.50.
- D. **Case No. 2009-403**, Frederick Szlachcic, 1409 Yorkshire Street, Port Charlotte – Fifth Affidavit of Noncompliance - \$7,318.50.
- E. **Case No. COD-10-00161**, Karen Horne & Joshua Horne, 2424 Deedra Street, Port Charlotte – Fifth Affidavit of Noncompliance - \$5,218.50.
- F. **Case No. COD-10-00444**, Robert Rowe & Robin Borst Dooke, 22196 Montrose Avenue, Port Charlotte – Affidavit of Noncompliance - \$118.50. (Pulled – property is in compliance).
- G. ❖**Case No. COD-10-00585**, Craig Spencer, Diana Spencer, and the Bank of New York Mellon, 2304 Dallas Street, Port Charlotte – Sixth Affidavit of Noncompliance - \$5,418.50

*James Goetz* represented the lien holder in this matter. His concern is the excessive amount of the lien with this being the Sixth Affidavit.

*Rhonda Leonard* Certified Code Compliance Officer provided testimony.

*Kathy Damewood* moved to continue this case to July 3, 2012. The motion was seconded by *Suzy Hackett* and was passed unanimously.

- H. **Case No. COD-10-00670**, Joshua Leathers & Melanie Sadowski, 1106 Yarmouth Street, Port Charlotte – Third Affidavit of Noncompliance - \$7,718.50.
- I. **Case No. COD-10-00950**, Dmitriy Dimov & Inna Dimov, 14475 Ransom Avenue, Port Charlotte – Third Affidavit of Noncompliance - \$16,018.50.
- J. **Case No. COD-10-01060**, Joshus Grine & Bac Home Loans, 22258 Beverly Avenue, Port Charlotte – Third Affidavit of Noncompliance - \$6,618.50. (PULLED)
- K. **Case No. COD-10-01077**, Anthony Gubler & Juana Gubler, 21930 Calvin Lane, Port Charlotte – Third Affidavit of Noncompliance - \$6,018.50.
- L. **Case No. COD-10-01120**, James Aldrich & Faye Aldrich, 2411 Ambrose Lane, Port Charlotte – Fifth Affidavit of Noncompliance - \$6,618.50.
- M. **Case No. COD-10-01484**, Alvin Bracey, 13546 Darnell Avenue, Port Charlotte – Affidavit of Noncompliance - \$118.50.
- N. **Case No. COD-11-00147**, Ann Redovan & Bank Home Loans, 1978 Georgia Avenue, Englewood – Second Affidavit of Noncompliance - \$118.50.

*Rosemary Baitson* represented the lien holder in this matter.

*Darcie Nicolosi* Certified Code Compliance Officer provided testimony.

The County voluntarily dismissed the case against Bank Home Loans.

*Kathy Damewood* moved to approve the fine as stated in the Affidavit of Noncompliance. The motion was seconded by *Suzy Hackett* and was passed unanimously.

- O. **Case No. COD-11-00436**, Matthew MacDonald, 3301 Normandy Drive, Port Charlotte – Third Affidavit of Noncompliance - \$5,218.50.

- P. **Case No. COD-11-00530**, Walter William Behrmann, 21923 Hernando Avenue, Port Charlotte – Third Affidavit of Noncompliance - \$5,018.50.
- Q. **Case No. COD-11-00545**, Paladin Financial, Inc. & Astoria Homes, 3420 Croton Terrace, Port Charlotte – Third Affidavit of Noncompliance - \$8,018.50.
- R. **Case No. COD-11-00584**, Europa Financial Investment Group, LLC, 22072 Beverly Avenue, Port Charlotte – Third Affidavit of Noncompliance - \$11,593.50.
- S. **Case No. COD-11-00924**, US Bank National Association, 1725 Blue Bird Lane, Englewood – Second Affidavit of Noncompliance - \$218.50.
- T. **Case No. COD-11-00990**, Charles Wendell, Jr. & Donna Wendell, 2453 Westlund Terrace, Port Charlotte – Second Affidavit of Noncompliance - \$4,642.00.
- U. **Case No. COD-11-01034**, Joseph A. Gaeta, 21434 Gladis Avenue, Port Charlotte Affidavit of Noncompliance - \$4,043.50.

*Kristine Tomsha* represented Mr. Gaeta's in this matter.

*Rhonda Leonard* Certified Code Compliance Officer provided testimony.

*Kathy Damewood* moved to approve the fine as stated in the Affidavit of Noncompliance. The motion was seconded by *Suzy Hackett* and was passed unanimously

- V. **Case No. COD-11-01637**, Midway Development Group, LLC, 22047 Midway Blvd, Port Charlotte – Second Affidavit of Noncompliance – \$11,418.50.
- W. **Case No. COD-11-01716**, Tarpon IV, LLC, 6123 Safford Street, Punta Gorda – Affidavit of Noncompliance - \$1,921.34.
- X. **Case No. COD-11-01786**, Marian Kencilk, 4185 Flamingo Boulevard, Port Charlotte – Second Affidavit of Noncompliance - \$9,118.50.

- Y. **Case No. COD-11-01906**, Bret David Engel & Chase Home Finance, LLC, 21378 Gladis Ave, Port Charlotte – Affidavit of Noncompliance - \$118.50.
- Z. **Case No. COD-11-02053**, Sharon Underwood, 21114 Gephart Avenue, Port Charlotte – Affidavit of Noncompliance - \$118.50.
- AA. **Case No. COD-11-02053**, Sharon Underwood, 21114 Gephart Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$3,118.50.
- BB. **Case No. COD-11-02155**, Estate of Rickey Cressy, Sr., 108 Dartmouth Drive NW, Port Charlotte – Affidavit of Noncompliance - \$218.50.
- CC. **Case No. COD-11-02315**, Richard Dingee, Jr., 21785 Hernando Avenue, Port Charlotte – Affidavit of Noncompliance - \$118.50.
- DD. **Case No. COD-11-02317**, Wells Fargo Bank, N.A., 3141 Crestwood Terrace, Port Charlotte – Affidavit of Noncompliance - \$218.50.
- EE. **Case No. COD-11-02391**, William Speidell & Karen Speidell, 179 Capatola Street, Port Charlotte – Affidavit of Noncompliance - \$118.50.
- FF. **Case No. COD-11-02399**, Edward Lowe, 6124 Safford Street, Punta Gorda – Affidavit of Noncompliance - \$2,388.90.
- GG. **Case No. COD-11-02477**, Barbara Marta, 15369 Visalia Road, Port Charlotte – Affidavit of Noncompliance - \$118.50.
- HH. **Case No. COD-11-02599**, Rodger Buzard, 2191 Hariet Street, Port Charlotte – Affidavit of Noncompliance - \$118.50.
- II. **Case No. COD-11-02639**, TLH-Church, Inc., 314 Hyacinth Street, Port Charlotte – Affidavit of Noncompliance - \$218.50.

- JJ. **Case No. COD-11-02640**, *Lantana Land A, Inc.*, 313 Hyacinth Street, Port Charlotte – Affidavit of Noncompliance - \$218.50.
- KK. **Case No. COD-11-02691**, *TLH-Church, Inc.*, 22041 Seaton Avenue, Port Charlotte – Affidavit of Noncompliance - \$218.50.
- LL. **Case No. COD-11-02980**, *Joel Nuemann*, 3373 Lucerne Terrace, Port Charlotte – Affidavit of Noncompliance - \$567.00.

*Suzy Hackett* moved to approve the fine as stated in the Affidavit of Noncompliance with the exception of **Case No. 208-188B**, **Case No. COD-10-01060**, **Case No. COD-11-00147**, and **Case No. COD-11-01034**. The motion was seconded by *Kathy Damewood* and was passed unanimously.

X. **LIENS TO BE SENT TO BCC FOR FURTHER CONSIDERATION**  
***None***

XI. **NEW BUSINESS**

**Case No. COD-12-01085**, *Roy Ward, II*, 1006 Rhinelander Street, Port Charlotte [FBC Sections 105.4 & 109.3]

*Dan Devalk* Certified Code Compliance Officer provided testimony and presented photographs.

*Roy Ward* provided testimony to the Board. He matter requested a continuance in this matter.

*Suzy Hackett* moved to continue this to the August 1, 2012, Code Enforcement Board hearing. The motion was seconded by *Richard Adomatis* and was passed unanimously.

**Case No. COD-11-02416**, *Brian Rudolph*, 26480 Jones Loop Road, Punta Gorda [Sections 3-9-43(d), 3-9-95.1.1.3(D)(6), & 3-9-95.1.1.9(G)]

*Tom Gravagna* Certified Code Compliance Officer provided testimony and presented photographs.

**Brian Rudolph** provided testimony to the Board.

A lengthy discussion took place as how to help the Respondent with the sign issues.

**Suzy Hackett** moved to continue this to the September 5, 2012, Code Enforcement Board hearing. The motion was seconded by **Richard Adomatis** with one (1) opposing vote by **Joan Hayes**.

**Case No. COD-12-00099**, Florida First Escrow Company, Trustee  
of the 2306 Lee Terrace Trust, 2306 Lee Terrace, Port Charlotte  
[Sections 3-9-32(d) & 3-9-82.1; & IPMC Sections 301.2 & 304.7]

**Rhonda Leonard** Certified Code Compliance Officer provided testimony and presented photographs.

**Justin Swartz** represented the lender in this matter.

**Suzy Hackett** moved to dismiss this case. The motion was seconded by **Richard Adomatis** and was passed unanimously.

**Case No. COD-12-00612**, Florida First Escrow Company, Trustee  
of the 3365 Snake River Trust, 3365 Maple Terrace, Port Charlotte  
[Section 3-9-5(b) & FBC Section 105.1]

**Rhonda Leonard** Certified Code Compliance Officer provided testimony and presented photographs.

**James Jacob** provided testimony to the Board. He requested a continuance in this matter.

**Suzy Hackett** moved the Respondent is in violation as charged. The Respondent has 90 days from the date of the Order to apply for and obtain all necessary permits to bring the property into compliance. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. The motion was seconded by **Kathy Damewood** and was passed unanimously.

**Case No. COD-12-00094, Michael Magnane, 3473 Cohoes Street,  
Port Charlotte [FBC Sections 105.4 & 109.3]**

*Charlie Bush* Certified Code Compliance Officer provided testimony and presented photographs.

*Richard Adomatis* moved the Respondent is in violation as charged. The Respondent has 30 days from the date of this Order to take the necessary steps to renew the expired permit and all final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Suzy Hackett* and was passed unanimously.

**Case No. COD-12-00222, Alumni Partners II LLC, 23516 Branch  
Avenue, Port Charlotte [Sections 3-9-32(d), 3-9-82.1, & 3-9-91(a)]**

*Charlie Bush* Certified Code Compliance Officer provided testimony and presented photographs.

*Suzy Hackett* moved the Respondent is in violation as charged. The Respondent has 60 days from the date of this Order to clear the zoning violations. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. A cease and desist order is issued for 2 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Kathy Damewood* and was passed unanimously.

**Case No. COD-12-01102, CC Properties & Lands Development,  
LLC, 17 Ferdon Circle, Port Charlotte [FBC Sections 105.4 & 109.3]**

*Dan Devalk* Certified Code Compliance Officer provided testimony and presented photographs.

*Richard Adomatis* moved the Respondent is in violation as charged. The Respondents has 30 days from the date of this Order to take the necessary steps



to renew the expired permit or obtain a demolition permit to remove the structure from the property and all final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. Failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by **Kathy Damewood** and was passed unanimously.

**No. COD-11-02324**, *Stephan J. Spanninger & Lisa M. Spanninger, 11679 Claremont Drive, Port Charlotte [Section 3-9-32(d); & FBC Sections 105.4, & 109.3]*

**Darcie Nicolosi** Certified Code Compliance Officer provided testimony and presented photographs.

**Suzy Hackett** moved the Respondents are in violation as charged with the exception of Section 3-9-32(d). The Respondents have 30 days from the date of this Order to take the necessary steps to renew the expired permit and all final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. Failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by **Richard Adomatis** and was passed unanimously.

**Case No. COD-12-00321**, *Harold Wells, 831 E Fifth Street, Englewood [IPMC Sections 301.2, 304.1, 304.1.1, 304.7, & 304.9]*

**Darcie Nicolosi** Certified Code Compliance Officer provided testimony and presented photographs.

**Suzy Hackett** moved the Respondent is in violation as charged. The Respondent has 30 days from the date of this Order to fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. Upon failure to

comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Richard Adomatis* with one (1) opposing vote *Kathy Damewood*.

**Case No. COD-12-00653**, *Bryan Turner & Diane Turner, 1705 Shadow Lane, Englewood [IPMC Sections 108.1, 108.1.1, 108.1.3, 301.2, 304.13, 304.13.1, & 304.13.2]*

*Darcie Nicolosi* Certified Code Compliance Officer provided testimony and presented photographs.

*Kathy Damewood* moved the Respondents are in violation as charged. The Respondents have 30 days from the date of this Order to fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Richard Adomatis* and was passed unanimously.

**Case No. COD-12-01064**, *Christopher Materson & Irene Materson, 1660 Morning Dove Lane, Englewood [Sections 3-2-214, 3-2-215, 3-9-32(d), & 3-9-82.1; & IPMC Sections 301.2, 301.3, & 303.1]*

*Darcie Nicolosi* Certified Code Compliance Officer provided testimony and presented photographs.

*Richard Adomatis* moved the Respondents are in violation as charged. Respondents have 30 days from the date of this Order to clear the zoning violation; to fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. A cease and desist order is issued for 2 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Kathy Damewood* and was passed unanimously.

**Case No. COD-10-00271**, Larolyn Hughes, 786 Burland Street,  
Punta Gorda [FBC Sections 105.4, 106.1.1, & 109.3]

This case was continued.

**Case No. COD-11-02119**, Rodney McQueen, 644 Hawaii Court,  
Punta Gorda [Sections 3-9-37(d) & 3-9-62.1(c)(1); & IPMC Section  
303.1]

**Tom Gravagna** Certified Code Compliance Officer provided testimony and presented photographs.

**Richard Adomatis** moved the Respondent is in violation as charged. The Respondent has 30 days from the date of this Order to clear the zoning violations and to fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by **Suzy Hackett** and was passed unanimously.

**Case No. COD-11-02876**, HSBC Bank, 450 Klispie Drive, Punta  
Gorda [Section 3-9-32(d) & FBC Sections 105.4.1.1, 105.4.1.2, &  
109.3]

**Tom Gravagna** Certified Code Compliance Officer provided testimony and presented photographs.

**Kathy Damewood** moved the Respondent is in violation as charged with the exception of Section 3-9-32(d). The Respondent has 30 days from the date of this to take the necessary steps to renew the expired permit or obtain a demolition permit to remove the structure from the property. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by **Suzy Hackett** and was passed unanimously.

**Case No. COD-12-00549**, Robert Johnson & Lisa Johnson, 6840 Pinewood Lane, Punta Gorda [FBC Sections 105.4 & 109.3] **Not Served**

This case was continued due to lack of service.

**Case No. COD-12-00624**, US Bank National, 5674 Blackjack Court, S, Punta Gorda [Section 3-9-5(b) & FBC Sections 105.4 & 109.3]

*Tom Gravagna* Certified Code Compliance Officer provided testimony and presented photographs.

*Richard Adomatis* moved the Respondent is in violation as charged with the exception of Section 3-9-5(b). The Respondent has 30 days from the date of this Order to take the necessary steps to renew the expired permit and all final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Suzy Hackett* and was passed unanimously.

**Case No. COD-12-00692**, Nicky Trader, 6100 Safford Street, Punta Gorda [Sections 3-9-5(b), 3-9-37(d), & 3-9-82.1; & FBC Sections 105.4 & 109.3; & IPMC Sections 302.1, 302.7, 303.1, & 308.1]

*Tom Gravagna* Certified Code Compliance Officer provided testimony and presented photographs.

*Richard Adomatis* moved the Respondent is in violation as charged with the exception of Section 3-9-5(b). The Respondent has 30 days from the date of this Order to clear the zoning violations; to fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance; and to take the necessary steps to renew the expired permit or remove the accessory structure. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. A cease and desist

order is issued for 2 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Joan Hayes* and was passed unanimously.

**Case No. COD-11-01973**, *Peter Vittoratos, 107 Cousley Drive, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1; & IPMC Sections 301.2, 304.9, 304.13, 304.15, 305.1, 305.3, 305.6, 601.2, 604.1, & 605.1]*

*Rick Towne* Certified Code Compliance Officer provided testimony and presented photographs.

*Richard Adomatis* moved the Respondent is in violation as charged. The Respondent has 30 days from the rendition of this Order to fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance and to apply for and obtain all necessary permits. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. A cease and desist order is issued for 2 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Suzy Hackett* and was passed unanimously.

**Case No. COD-11-03078**, *Florida First Escrow Company, 655 Spring Lake Boulevard, Port Charlotte [Sections 3-9-32(d) & 3-9-82.1; & IPMC Sections 301.2 & 302.7]*

*Rick Towne* Certified Code Compliance Officer provided testimony and presented photographs.

*Richard Adomatis* moved the Respondent is in violation as charged. The Respondent has 30 days from the date of this Order to clear the zoning violations and to fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. A cease and desist order is issued for 2 years for the zoning violations.

Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Joan Hayes* and was passed unanimously.

**Case No. COD-12-00698**, *Shlaine Milligan, 374 Azalea Avenue, Port Charlotte [Sections 3-9-32(d) & 3-9-82.1]*

*Rick Towne* Certified Code Compliance Officer provided testimony and presented photographs.

*Richard Adomatis* moved the Respondent is in violation as charged. The Respondent has 15 days from the date of this Order to clear the zoning violations. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. A cease and desist order is issued for 2 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Suzy Hackett* and was passed unanimously.

**Case No. COD-11-02975**, *Terrance Shores & Nina Kemp, 2186 Como Street, Port Charlotte [Sections 2-5-72 & 3-9-61]*

*Lyndon Reinwald* Certified Code Compliance Officer provided testimony and presented photographs.

*Richard Adomatis* moved the Respondents are in violation as charged. The Respondent has 15 days from the date of this Order to clear the zoning violations. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. A cease and desist order is issued for 2 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Suzy Hackett* and was passed unanimously.

**Case No. COD-12-00020**, *Motilall Kunuram & Bhanmatie Kunuram*,  
4113 Durant Street, Port Charlotte [Sections 2-5-72, 3-9-32(d), & 3-  
9-82.1; & FBC Section 424.2.17; & IPMC Sections 301.2, 302.7,  
303.1 303.2, 304.7, & 604.3]

*Lyndon Reinwald* Certified Code Compliance Officer provided testimony and presented photographs.

*Richard Adomatis* moved the Respondents are in violation as charged. The Respondents have 30 days from the date of this Order to clear the zoning violations; fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance; and to secure the pool in accordance with the Florida Building Code 424.2.17. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. A cease and desist order is issued for 2 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Suzy Hackett* and was passed unanimously.

**Case No. COD-12-00422**, *Federal National Mortgage Association*,  
2401 Como Street, Port Charlotte [Sections 3-9-5(b), 3-9-32(d), &  
3-9-82.1; & FBC Sections 105.1, 105.4, & 109.3]

*Lyndon Reinwald* Certified Code Compliance Officer provided testimony and presented photographs.

*Richard Adomatis* moved the Respondent is in violation as charged with the exception as charged with the exception of Sections 3-9-32(d) & 3-9-82.1. . The Respondent has 30 days from the date of this Order to take the necessary steps to renew the expired permit and to apply for and obtain all necessary permits. All final inspections must be done in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Suzy Hackett* and was passed unanimously.

**Case No. COD-12-00596**, Shiloh Charter Schools, Inc., 18174 Summerdown Avenue, Port Charlotte [Section 3-9-5(b) & FBC Section 105.1]

This case was pulled from the agenda.

**Case No. COD-12-01257**, Irving Holguin, 21059 Exmore Avenue, Port Charlotte [Section 3-9-32(d)]

*Terri Barnett* Certified Code Compliance Officer provided testimony and presented photographs.

*Suzy Hackett* moved the Respondent is in violation as charge. The Respondent has 15 days from the date of this Order to clear the zoning violation. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. A cease and desist order is issued for 2 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Richard Adomatis* with one (1) opposing vote *Kathy Damewood*.

**Case No. COD-11-02048**, Estate of Thomas O'Connell, Jr., 22127 Gatewood Avenue, Port Charlotte [Sections 3-2-214, 3-2-215, 3-9-5(b), 3-9-32(d), & 3-9-82.1; & FBC Sections 105.1, 105.4, & 109.3; & IPMC Sections 301.2, 301.3, 304.2, 304.6, & 304.7]

*Rhonda Leonard* Certified Code Compliance Officer provided testimony and presented photographs.

*Richard Adomatis* moved the Respondent is in violation as charged. The Respondent has 30 days from the date of this Order to clear the zoning violations; to fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance; take the necessary steps to renew the expired permit; and to apply for and obtain all necessary permits. All final inspections must be done in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. A cease and desist order is issued for 2



years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Suzy Hackett* and was passed unanimously.

**Case No. COD-11-02888**, James Crum & Lucinda Parsons-Crum, 3340 Maple Terrace, Port Charlotte [Sections 3-9-5(b), 3-9-32(d), 3-9-61, & 3-9-82.1; & FBC Sections 105.1, 105.4, & 109.3]

*Rhonda Leonard* Certified Code Compliance Officer provided testimony and presented photographs.

*Richard Adomatis* moved the Respondents are in violation as charged violation with the exception of Sections FBC 105.4 & 109.3. The Respondents have 30 days from the date of this Order to clear the zoning violations and to apply for and obtain all necessary permits. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. A cease and desist order is issued for 2 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Kathy Damewood* and was passed unanimously.

**Case No. COD-12-00023**, Thomas Kirkpatrick & Suzanne Kirkpatrick, 21961 Beverly Avenue, Port Charlotte [Sections 3-2-214, 3-2-215, 3-9-5(b), 3-9-32(d), & 3-9-82.1; & FBC Sections 105.1, 105.4, & 109.3; & IPMC Sections 301.2 & 304.2]

*Rhonda Leonard* Certified Code Compliance Officer provided testimony and presented photographs.

*Richard Adomatis* moved the Respondents are in violation with the exception of Sections 3-2-214 and 3-2-215. The Respondents have 30 days from the date of this Order to clear the zoning violations; to fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance; take the necessary steps to renew the expired permit; and to apply for and obtain all necessary permits. All final inspections must be done in accordance with the Florida Building Code. Failure to bring the property into

compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. A cease and desist order is issued for 2 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by ***Kathy Damewood*** and was passed unanimously.

***Case No. COD-12-00060, Luis Garcia, 21562 Augusta Avenue, Port Charlotte [Sections 3-9-5(b); & FBC Section 105.1; & IPMC Sections 301.2, 301.3, 302.7, 304.1, 304.13, 304.13.1, 304.15, 305.1, 305.3, & 604.3]***

***Rhonda Leonard*** Certified Code Compliance Officer provided testimony and presented photographs.

***Richard Adomatis*** moved the Respondent is in violation as charged. The Respondent has 30 days from the date of this Order to fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance and to apply for and obtain all necessary permits. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by ***Suzy Hackett*** and was passed unanimously.

***Case No. COD-12-00193, Gulf Coast Home Sites, Inc., 21163 Bersell Ave, Port Charlotte [Sections 3-9-5(b), 3-9-32(d), & 3-9-82.1; & FBC Section 105.1]***

***Rhonda Leonard*** Certified Code Compliance Officer provided testimony and presented photographs.

***Joan Hayes*** moved the Respondent is in violation as charged. The Respondent has 30 days from the date of this Order to clear the zoning violations and to apply for and obtain all necessary permits. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. A cease and desist order is issued for 2 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners

for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Richard Adomatis* and was passed unanimously.

**Case No. COD-12-00469**, Charles Thompson, 3421 Maple Terrace, Port Charlotte [Sections 3-9-32(d), 3-9-61, 3-9-62.1(c)(1), & 3-9-82.1]

*Rhonda Leonard* Certified Code Compliance Officer provided testimony and presented photographs.

*Richard Adomatis* moved the Respondent is in violation as charged. The Respondent has 15 days from the date of this Order to clear the zoning violations. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. A cease and desist order is issued for 2 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Suzy Hackett* and was passed unanimously.

**Case No. COD-12-00519**, Carlos Benitez, 21148 McGuire Avenue, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1; & IPMC Sections 109.2, 109.4, 109.5, 301.2, 301.3, 304.1, 304.2, 304.13, 304.13.1, 304.14, & 304.15]

*Rhonda Leonard* Certified Code Compliance Officer provided testimony and presented photographs.

*Kathy Damewood* moved the Respondent is in violation as charged. The Respondent has 30 days from the rendition of this Order to clear the zoning violation; to fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance; and to apply for and obtain all necessary permits. All final inspections must be done in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. A cease and desist order is issued for 2 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any

finest and costs. The motion was seconded by *Richard Adomatis* and was passed unanimously

**XII     STAFF/BOARD MEMBER COMMENTS:**

*Nick Theiss* wanted to know if commercial business had to comply with the County Codes of street numbers. A discussion took place regarding the placement and height of street numbers on commercial buildings.

*Alan LeBeau* and *Erin Mullen-Travis* thanked *Tom Gravagna* for his years of services and wished him well in his retirement.

**XIII.   ADJOURNMENT**

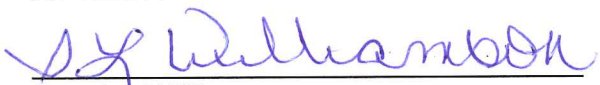
*Richard Adomatis* moved to adjourn the meeting. Motion was seconded by *Suzy Hackett* and was passed unanimously. The meeting adjourned at 12:11 pm.

**CODE ENFORCEMENT BOARD MINUTES FOR JUNE 6, 2012  
READ AND APPROVED ON JULY 3, 2012**

CODE ENFORCEMENT BOARD OF  
CHARLOTTE COUNTY, FLORIDA

  
\_\_\_\_\_  
Alan L. LeBeau, Chairman

ATTEST:

  
\_\_\_\_\_  
Sandra Williamson  
Administrative Assistant I

***Complete files of all cases, as well as taped recordings of all proceedings of this meeting, are kept in the Community Development Department and are available to the public.***